



3

## Planning Commission Study Session

**TO:** PLANNING COMMISSION

**FROM:** SYDNEY BETHEL, PLANNER II *SdB*  
(480) 503-6721, SYDNEY.BETHEL@GILBERTAZ.GOV

**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *chl*  
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

**MEETING DATE:** JULY 10, 2019

**SUBJECT:**

- A. GP19-03, THE ACES OF GILBERT CAMPUS: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROX. 4.8 ACRES GENERALLY LOCATED AT THE SOUTHEAST CORNER OF BLUEJAY DRIVE AND GALVESTON STREET FROM BUSINESS PARK (BP) TO NEIGHBORHOOD OFFICE (NO) LAND USE CLASSIFICATION.**
- B. Z19-12, THE ACES OF GILBERT CAMPUS: REQUEST TO AMEND ORDINANCE NOS. 1458, 1548 AND 2019 AND REZONE APPROX. 4.8 ACRES GENERALLY LOCATED AT THE SOUTHEAST CORNER OF BLUEJAY DRIVE AND GALVESTON STREET FROM BUSINESS PARK (BP) WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY TO NEIGHBORHOOD OFFICE (NO) ZONING DISTRICT.**
- C. DR19-82, THE ACES OF GILBERT CAMPUS: SITE PLAN, LANDSCAPING, GRADING AND DRAINAGE, ELEVATIONS, FLOOR PLANS, LIGHTING, AND COLORS AND MATERIALS FOR APPROX. 4.8 ACRES, GENERALLY LOCATED AT THE SOUTHEAST CORNER OF BLUEJAY DRIVE AND GALVESTON STREET, AND WITH A PROPOSED ZONING OF NEIGHBORHOOD OFFICE (NO).**

**STRATEGIC INITIATIVE:** Community Livability

To allow for the development of a K-12 specialized school that provides special education and therapeutic services to students within the Town of Gilbert.

**RECOMMENDED MOTION**

- A. No motion requested;
- B. No motion requested; and
- C. No motion requested.

**APPLICANT**

Company: Iplan Consulting  
Name: Greg Davis  
Address: 3317 S. Higley Rd. #114-662  
Gilbert, AZ 85297  
Phone: (480) 227-9850  
Email: [greg@iplanconsulting.com](mailto:greg@iplanconsulting.com)

**OWNER**

Company: GR Property Holdings LLC  
Name:  
Address: 7515 E. First St.  
Scottsdale, AZ 85281  
Phone: (480) 632-7272  
Email: [info@circleg.com](mailto:info@circleg.com)

**BACKGROUND/DISCUSSION**

**History**

<b>Date</b>	<b>Description</b>
<i>March 20, 2001</i>	The Town Council adopted Ordinance No. 1329, which approved the annexation of the subject site as part of a larger annexation (A00-10). At the time of the annexation, the property was assigned Rural Residential (R1-43) zoning while the strip annexation along the southern boundary of the site maintained an Agricultural (AG) zoning.
<i>March 4, 2003</i>	The Town Council adopted Ordinance No. 1458 (Z02-26), which rezoned the property from Rural Residential (R1-43) and Agricultural (AG) to the Garden Industrial (I-1) zoning district.
<i>March 30, 2004</i>	The Town Council adopted Ordinance No. 1548 (Z03-43), approving the Gateway Pointe PAD for a 40-acre parcel to: 1) add a “specialized emergency hospital” to the list of approved uses in the Garden Industrial (I-1) zoning district; 2) decrease the required building setback adjacent to local and collector streets; and 3) decrease the required building setback adjacent to multi-family residential zoning districts.
<i>September 4, 2007</i>	The Town Council adopted Ordinance No. 2019 (Z07-65), which rezoned the property from Garden Industry (I-1) with a PAD overlay to the Business Park (BP) zoning district with a PAD overlay.

## Overview

The applicant is requesting to change the existing land use classification and zoning for approximately 4.8 gross acres located at the southeast corner of Bluejay Drive and Galveston Street to build a specialized K-12 school dedicated to special education and therapeutic services. The land use classification is proposed to change from Business Park (BP) to Neighborhood Office (NO). The property is also requested to be rezoned from Business Park (BP) with a PAD overlay to a conventional zoning of Neighborhood Office (NO). In addition to the minor General Plan amendment and rezoning request, the applicant has submitted a Design Review application to develop an approximately 35,512 square foot (sf) school called the Austin Centers for Exceptional Students (ACES). All three (3) of the applications are being reviewed concurrently.

The ACES is a group of specialized schools that provide special education and extensive therapeutic services to students who are still enrolled in their respective public or charter schools. The ACES focuses on K-12 students with autism, emotional disabilities, intellectual disabilities and multiple disabilities. The ACES currently partners with sixty-five (65) different school districts and charter schools across the valley. According to the applicant, the ACES returns approximately one third of its students to their respective school districts each year with the skills necessary to be successful on a traditional school campus.

## Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Business Park (BP)	Business Park (BP) with PAD overlay	Galveston Street then Shops at Circle G Corporate Park
South	Business Park (BP)	Business Park (BP) with PAD overlay	Vacant
East	Business Park (BP)	Business Park (BP) with PAD overlay	Sparrow Drive then Gateway Medical Campus
West	Residential >5-8 DU/Acre	Single Family-Detached (SF-D)	Bluejay Drive then Single Family Homes ( Gateway Crossing )
Site	Business Park (BP)	Business Park (BP) with PAD overlay	Vacant

## General Plan

The General Plan classifies the property as Business Park (BP), which designates areas for office and light industrial uses, including high technology and research and development firms. The applicant is proposing to change the land use classification from Business Park (BP) to Neighborhood Office (NO), which designates areas for small-scale, single story office uses and complexes adjacent to existing or planned neighborhoods.

The subject site is also located within the Gateway Character Area which is one (1) of four (4) Character Area's within the Town; each character area defines a unique area of Gilbert's Planning

Area and provides guidelines specific to each area. Per the Town of Gilbert General Plan, the Gateway Character Area provides traditional village/neighborhood design concepts which are reminiscent of the agrarian heritage of Gilbert. Additional concepts such as promoting pedestrian, bicycle and transit-oriented design are integrated into the policies, standards, and guidelines to support a denser, mixed used environment. In addition to being located within a Character Area, the site is located within the Power Road Growth Area. Per the General Plan, the focus of the Power Road Growth Area is industrial and business park employment supported by commercial shopping centers.

### **Rezoning**

The applicant is requesting to change the existing zoning from Business Park (BP) with a PAD overlay to Neighborhood Office (NO) for approximately 4.8 gross acres to build a K-12 small-scale school. Schools are a permitted use in NO when they are located on an arterial or collector roadway. A Conditional Use Permit approval is required for any other location. The project is not proposing a PAD and is proceeding forward with conventional zoning. According to the applicant, the rezoning is justified as noted below:

- The Neighborhood Office (NO) zoning district is still an employment use and is compatible with other employment and commercial land uses in the area.
- Even though the Neighborhood Office (NO) zoning district is a less intensive zoning district than Business Park (BP), the resulting use of the property will bring approximately forty (40) professional jobs to Gilbert.
- The approximately forty (40) professional jobs created by the proposed use will help support the growing commercial uses in this area of Gilbert.
- The proposed specialized school use utilizes multiple health care professionals and thus will be compatible to the existing medical uses to the east as well as the future employment uses envisioned to the south and southeast.
- The Neighborhood Office (NO) zoning district creates an improved land use transition from single family residential uses to the west to more intensive Business Park (BP) uses to the south and east.
- The proposed use is an important and extremely underserved need of the community and the area's public school districts.

### **Project Data Table**

<b>Site Development Regulations</b>	<b>Required per LDC and Ord. 2019 (BP)</b>	<b>Required per LDC (Proposed NO)</b>	<b>Proposed</b>
Building Area (sf)	-	-	35, 512 sf (Phase I) 4,125 sf (Phase II)
Maximum Height (ft.) /Stories	70'/4 Stories	25'/1 Story	24'-9" / 1 Story
Minimum Building Setbacks (ft.)			
Front	25'	20'	20'
Side (Collector or local)	20'	15'	15'
Side (Nonresidential)	0'	10'	10'



Rear (Nonresidential)	0'	10'	10'
Minimum Required Perimeter Landscape Area (ft.)			
Front	20'	20'	20'
Side (Collector or Local)	20'	15'	15'
Side (Nonresidential)	5'	10'	10'
Rear (Nonresidential)	5'	10'	10'
Landscaping (% of net lot area)	15%	15%	56.2%
Parking 1/250 sf Office Area 7/Classroom (High School) 2/Classroom (Junior High and Elementary)	-	Pending, based off classroom mix	108 Spaces
Bicycle Parking 1/10 required vehicle spaces	-	Pending, based off total required vehicle spaces	8 Spaces

## Design Review

### Site Plan

The applicant is proposing a 35,512 sf school with a future phase of 4,125 sf located on the southern portion of the building. The first phase is intended to accommodate approximately one hundred and thirty (130) students through eighteen (18) classrooms. If the second phase is constructed, it will accommodate an additional twenty (20) students in four (4) additional classrooms for a maximum student capacity of one hundred and fifty (150) students. The building is situated on the southeastern portion of the site with two (2) points of proposed access, the first being off Bluejay Drive and the second being off Sparrow Drive. There is no access proposed off Galveston street.

Parking areas are located on both the eastern and northern portions of the site. The campus is expected to employ approximately forty (40) people, which will be the primary users of the parking area, according to the applicant. A drop off area for the students is located on the northern portion of the site at the school entrance. Since the ACES school is an extended campus of the public schools, all of the students are transported to and from the ACES school by the student's school district vehicles. The ACES school does keep a handful of passenger vans on-site for field trips and some occasional student drop-off and pick-up. Ten (10) parking spaces have been dedicated explicitly for van parking on the eastern portion of the site.

### Landscape Plan

The landscape as proposed exceeds the 15% minimum landscaping requirement at approximately 56.2%. Landscaping is provided in the form of perimeter landscaping, parking lot landscaping, foundation landscaping, and within the active recreation area. The active recreation area, which includes the seating area, swings, basketball court and turf area, is completely enclosed along the perimeter with a wrought iron fence. The proposed tree palette contains Chinese Elm, Phoenix

Thornless Mesquite, Live Oak, and Yellow Oleander. For accent plants and ground cover, a variety of plant materials have been proposed including Yellow Bells, Mexican Bird of Paradise, Green Cloud, Petite Pink, Bougainvillea, Gold Mound and Trailing Purple Lantana, and 'Green Carpet' Natal Plum.

### **Elevations**

The building as proposed is one-story in height, 29'-6" at its highest point, with primarily a flat parapet roof and a pitched roof element utilized at the entry of the building as seen on the north elevation. The primary building material is stucco painted in a range of earth tone colors. A green accent color is utilized on the pillars of the school entrance; this green entry feature is part of the ACES brand and can be seen at other Valley schools. Metal painted in a dark bronze color is utilized throughout the building as an accent feature. The most notable metal features include the pitched roof and the canopies seen on portions of the north and east elevations. *Staff encourages the integration of a greater variety of materials such as stone or brick to create greater visual interest and integrate with the other surrounding development within the Gateway Character Area. Additional features on the eastern portion of the north elevation, which is the school entrance, are suggested to create balance on the elevation.*

### **PUBLIC NOTIFICATION AND INPUT**

A neighborhood meeting was held on May 14, 2019 at Gateway Pointe Elementary School. Approximately two (2) residents attended the meeting. The residents asked questions regarding the details of the ACES school and student population, the operations of the school, traffic patterns, and proposed lighting types.

### **PROPOSITION 207**

An agreement to "Waive Claims for Diminution in Value" pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

### **STAFF RECOMMENDATION**

- A. Staff requests Planning Commission input;
- B. Staff requests Planning Commission input; and
- C. Staff request Planning Commission input on the following:
  - a. General site design/layout, and
  - b. Building elevations.

Respectfully submitted,

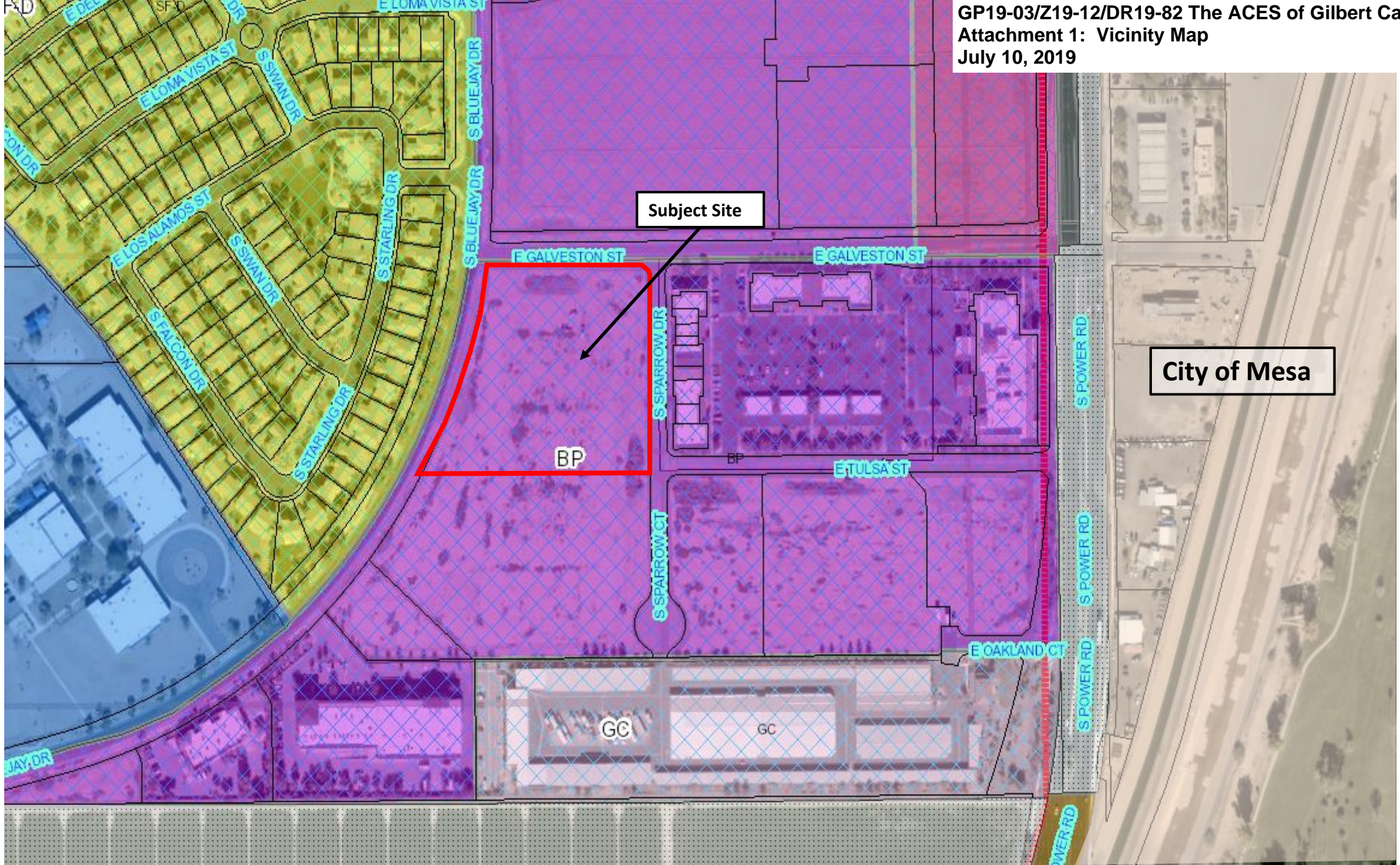


Sydney Bethel  
Planner II

**Attachments and Enclosures:**

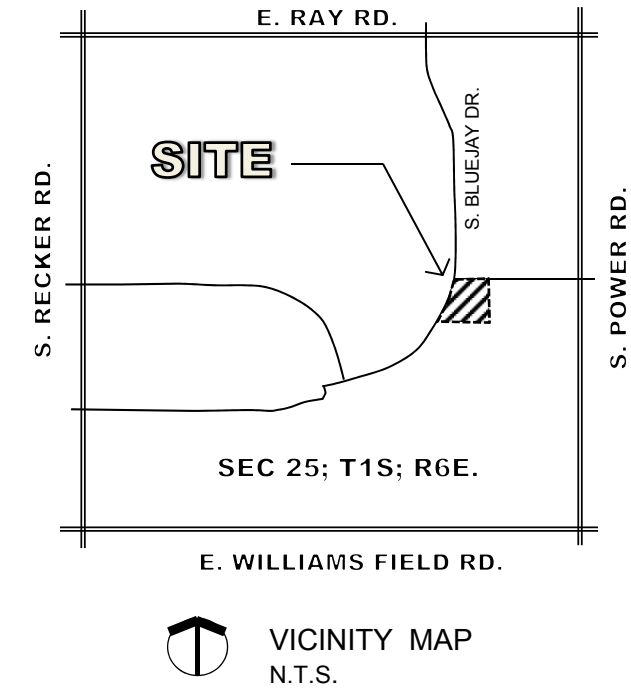
- 1) Vicinity Map
- 2) Aerial Photo
- 3) Land Use Exhibit
- 4) Zoning Exhibit
- 5) Site Plan
- 6) Landscape Plan
- 7) Grading and Drainage
- 8) Colors and Materials
- 9) Elevations
- 10) Floor Plan
- 11) Lighting and Details





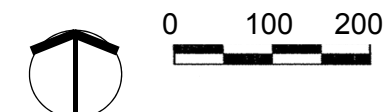






PROJECT DATA TABLE			
DESCRIPTION	ACREAGE (+/- GROSS)	ACREAGE (+/- NET)	PERCENTAGE GROSS AREA (%)
SITE AREA:	4.8	4.0	100
EXISTING GENERAL PLAN LAND USE CLASSIFICATION:			
BUSINESS PARK (BP)	4.8	4.0	100
PROPOSED GENERAL PLAN LAND USE CLASSIFICATION:			
NEIGHBORHOOD OFFICE (NO)	4.8	4.0	100

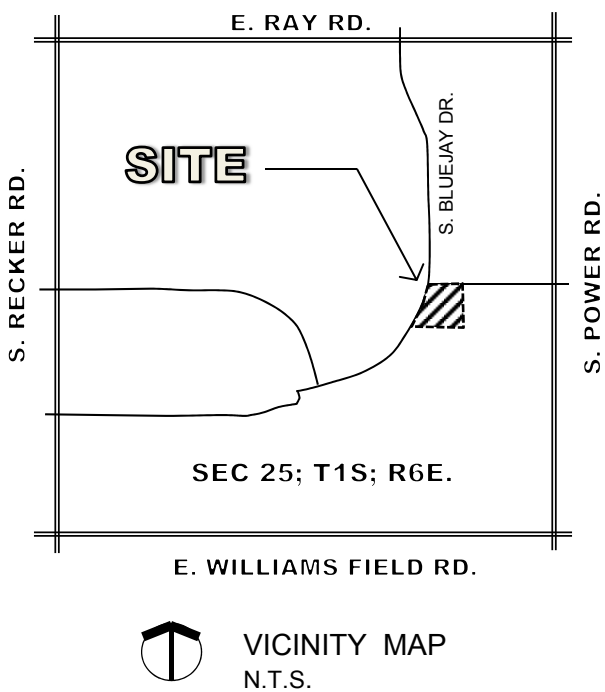
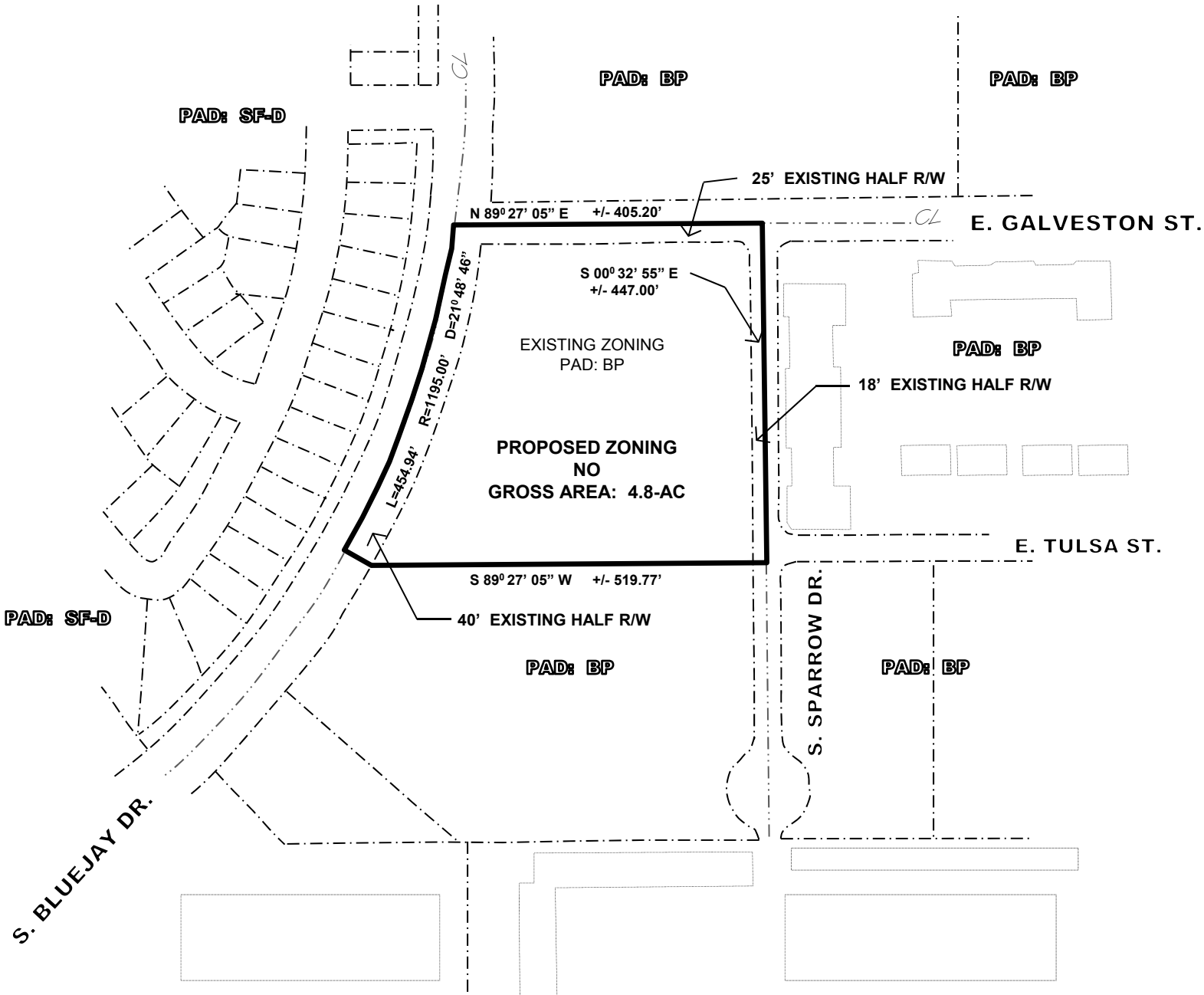
**ENTITLEMENTS:**  
**IPLAN CONSULTING**  
**3317 S. HIGLEY RD., STE. 114-622**  
**GILBERT, AZ 85297**  
**CONTACT: GREG DAVIS**  
**V: (480) 227-9850**



MAY 23, 2019

THE ACES - GILBERT CAMPUS  
GENERAL PLAN EXHIBIT  
GILBERT, ARIZONA



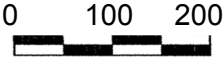


VICINITY MAP  
N.T.S.

PROJECT DATA TABLE			
DESCRIPTION	ACREAGE (+/- GROSS)	ACREAGE (+/- NET)	PERCENTAGE GROSS AREA (%)
SITE AREA:	4.8	4.0	100
EXISTING GENERAL PLAN LAND USE CLASSIFICATION:			
BUSINESS PARK (BP)	4.8	4.0	100
PROPOSED GENERAL PLAN LAND USE CLASSIFICATION:			
NEIGHBORHOOD OFFICE (NO)	4.8	4.0	100
EXISTING ZONING:			
PAD; BUSINESS PARK (BP)	4.8	4.0	100
PROPOSED ZONING:			
NEIGHBORHOOD OFFICE (NO)	4.8	4.0	100

DEVELOPER CONTACT:  
LGE DESIGN GROUP  
740 N. 52<sup>ND</sup> STREET  
PHOENIX, AZ 85008  
CONTACT: MIKE RUSSO  
V: (480) 966-4001

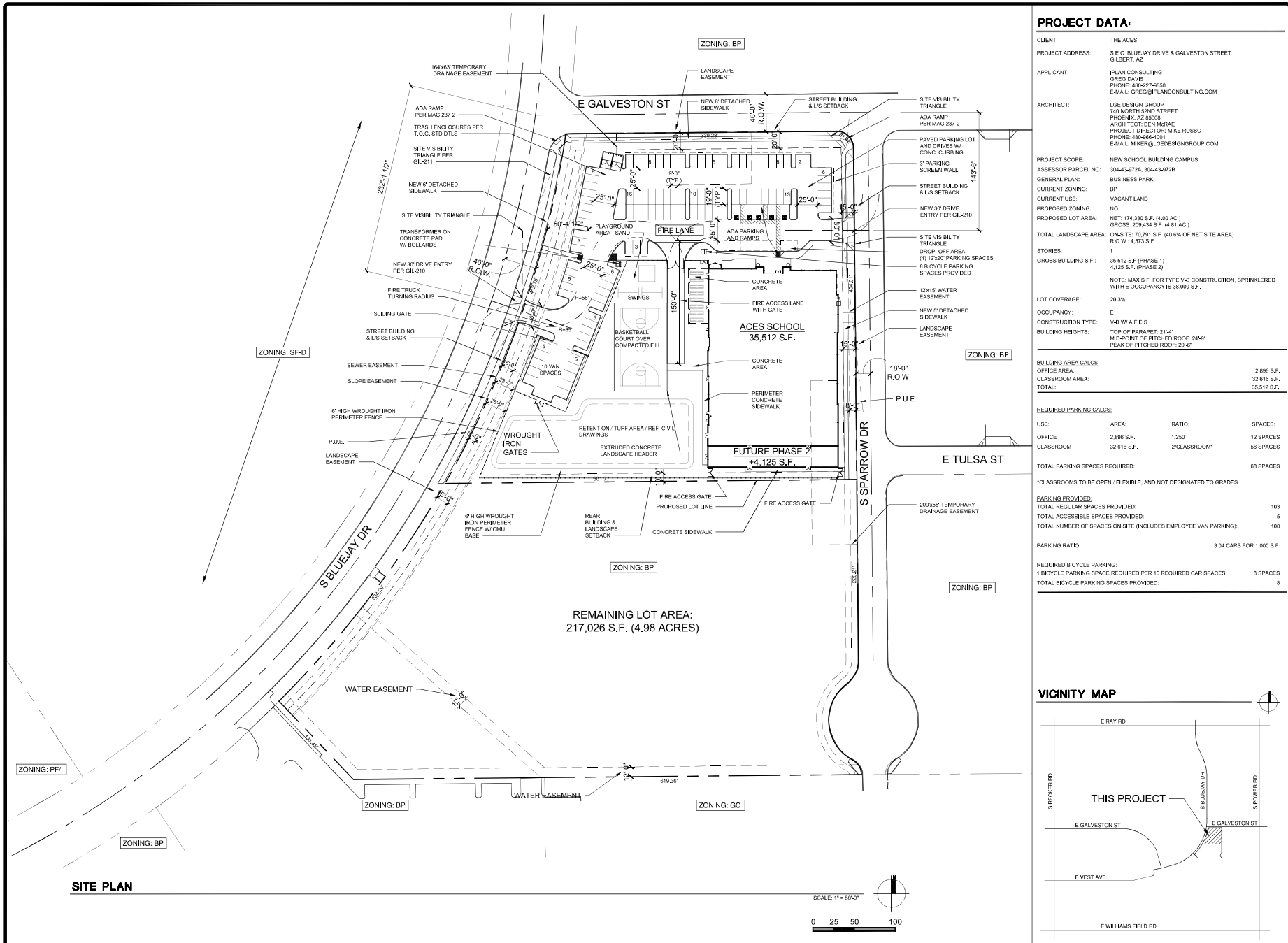
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CONTACT: GREG DAVIS  
V: (480) 227-9850



MAY 23, 2019

THE ACES - GILBERT CAMPUS  
ZONING EXHIBIT  
GILBERT, ARIZONA

GP19-03/Z19-12/DR19-82 The ACES of Gilbert Campus  
Attachment 5: Site Plan  
July 10, 2019



**LGE DESIGN GROUP**  
740 N. 52nd Street • Phoenix, AZ • 85008  
P: 480.966.4001

**THE ACES - GILBERT CAMPUS**  
S.E.C. OF BLUEJAY DRIVE AND GALVESTON STREET  
GILBERT, AZ

**LGE DESIGN BUILD**

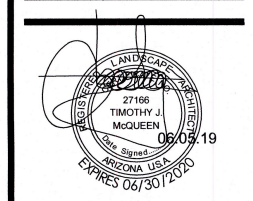
NUMBER	REVISION	DATE

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**SHEET TITLE:**  
DEVELOPMENT PLAN  
**ISSUE DATE:** 06-05-19  
**DRAWN BY:**  
**CHECKED BY:** BJM  
**PROJECT No.:**  
**SHEET:**

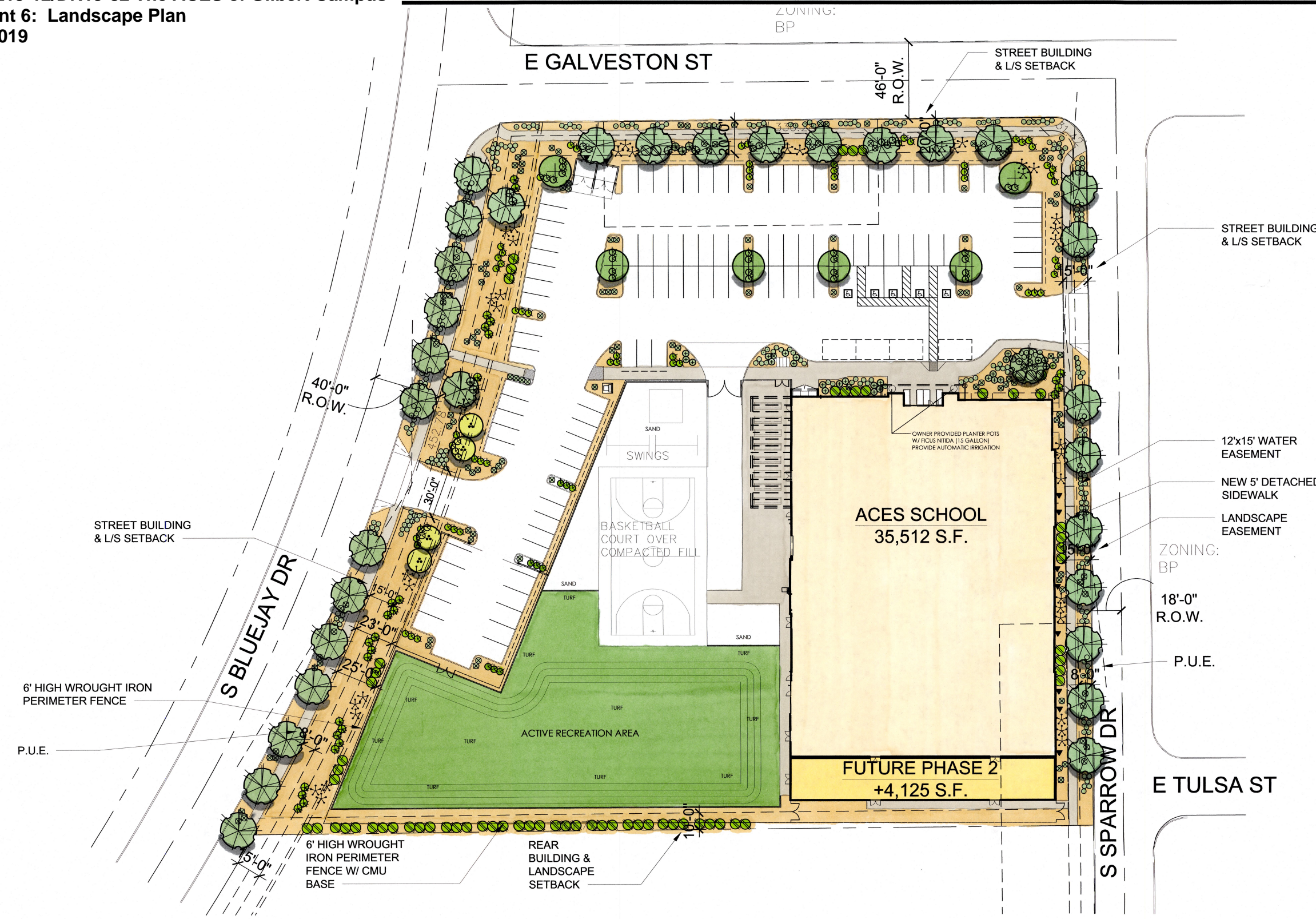
**A1.1.1**





SHEET TITLE:		CONCEPTUAL LANDSCAPE
ISSUE DATE:		06.05.19
DRAWN BY:		
CHECKED BY:		BJM
PROJECT NO.:		
SHEET:		La.01

- LANDSCAPE LEGEND**
- JULMUS PARVIFOLIA - CHINESE ELM 24" BOX
  - PROSOPIS HYBRID PHOENIX THORNLESS MESQUITE 24" BOX
  - QUERCUS VIRGINIANA LIVE OAK 24" OAK
  - THEVETIA PERUVIANA YELLOW OLEANDER 15 GALLON
  - TECOMA STANS YELLOW BELLS 1 GALLON
  - CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 1 GALLON
  - LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 1 GALLON
  - NERIUM OLEANDER PETITE PINK 1 GALLON
  - BOUGAINVILLEA 'BARBARA KARST' BOUGAINVILLEA 1 GALLON
  - LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON
  - LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON
  - CARISSA GRANDIFLORA 'GREEN CARPET' NATAL PLUM 1 GALLON
  - LANTANA 'DALLAS RED' RED LANTANA 1 GALLON
  - MID-IRON TURF OR SOD (DEPENING UPON PLANTING SEASON)
  - COMMON BERMUDA TURF SEED (DEPENING UPON PLANTING SEASON)
  - 6" EXTRUDED CURB CONCRETE HEADER SEE DETAIL
  - 1/2" SCREENED EXPRESS 'PAINTED DESERT' DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS
- LANDSCAPE DATA:**
- OFF-SITE LANDSCAPE: 16,664 SQ.FT.  
ON-SITE LANDSCAPE: 81,371 SQ.FT.  
TOTAL LANDSCAPE: 98,035 SQ.FT.



**TOWN OF GILBERT LANDSCAPE NOTES:**

A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A CD IN PDF FORMAT AS-BUILTS ARE ALSO REQUIRED.

BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW PREVENTION DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED. THE DEVICE MUST BE TESTED BY A STATE CERTIFIED TESTER, AND THE RESULTS FORWARDED TO THE TOWN OF GILBERT'S BACKFLOW SPECIALIST. THE TOWN OF GILBERT WILL PROVIDE AN UP-TO-DATE LIST OF STATE CERTIFIED TESTERS. ALL RELATED TESTING FEES SHALL BE AT THE EXPENSE OF THE INSTALLER.

DESIGN OF ANY WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HEREIN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY AND WILL REQUIRE A SEPARATE REVIEW AND PERMIT FROM THE BUILDING DEPARTMENT. IN NO CASE SHALL THE DEPICTED WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS BE CONSIDERED FINAL. APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND REMADAS.

NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF FIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.

NO PLANTING OR OBJECTS WITHIN THE TOWN OF GILBERT SIGHT VISIBILITY TRIANGLES SHALL EXCEED 2 FEET. TREES SHALL HAVE A 7 FEET MINIMUM CLEAR CANOPY.

ALL TREES, SHRUBS AND GROUNDCOVERS SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION (ANA SPECIFICATIONS.)

CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.

INSTALL ALL SIDEWALKS PER ADA REQUIREMENTS.

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL NEW AND EXISTING LANDSCAPE AREAS. CAGE, CONTROLLER, ASSOCIATED EXPOSED CONDUITS, AND ETC. SHALL CONFORM TO PREDOMINANT COLOR OF BUILDING.

**ATTENTION:**

THIS PLAN HAS BEEN REVIEWED FOR LANDSCAPE/IRRIGATION IMPROVEMENTS ONLY. A SEPARATE REVIEW AND PERMIT IS REQUIRED FOR STRUCTURES, ELECTRICAL, FENCES/WALLS, POOLS AND SIGNS. CONTACT THE BUILDING DEPARTMENT.

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATIONS SHALL BE APPROVED BY TOWN OF GILBERT INSPECTION SERVICES BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

**MAINTENANCE NOTE:**

ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL BACKFLOW PREVENTION DEVICES SHALL MEET THE REQUIREMENTS OF THE TOWN OF GILBERT BACKFLOW PROTECTION ORDINANCE (#869) OTHERWISE KNOWN AS ARTICLE 7-14 OF THE TOWN OF GILBERT MUNICIPAL CODE: CROSS CONNECTION CONTROL (FOR ADDITIONAL BACKFLOW SPECS., SEE: GILBERT UNIFIED LAND DEVELOPMENT CODE APPENDIX.

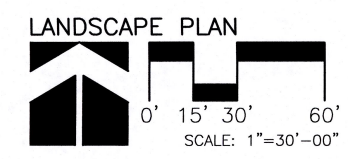
ALL BACKFLOW DEVICE SHALL BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE AN UP-TO-DATE LIST OF CERTIFIED TESTERS FROM WHICH TO BE SELECTED. TESTER FEES WILL BE AT THE EXPENSE OF THE INSTALLER.

**REMAIN IN PLACE LANDSCAPE:**

ALL EXISTING LANDSCAPE AREAS NOTED TO "PROTECT EXISTING LANDSCAPE" SHALL BE PROTECTED. ANY DAMAGE WILL REQUIRE REPLACEMENT WITH LIKE SIZE AND LIKE TYPE.

**SCREEN WALLS:**

SEE ARCHITECTURAL DRAWINGS FOR SCREEN WALL DETAILS



**T.J. McQUEEN & ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING  
10450 N. 74th Street, Suite 120  
Scottsdale, Arizona 85258  
P: (602) 265-0320  
EMAIL: timmcqueen@tjma.net



T.J. McQUEEN & ASSOCIATES, INC. LANDSCAPE ARCHITECTURE (TJMA) EXPRESSLY RESERVES ITS COMMON LAW, COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS AND THESE PLANS ARE NOT TO BE REPRODUCED, COPIED, OR COPIED IN ANY FORM OR MANNER WITHOUT WRITTEN PERMISSION. NO PART OF THESE PLANS ARE TO BE REPRODUCED OR COPIED IN ANY FORM OR MANNER WITHOUT WRITTEN PERMISSION. NO PART OF THESE PLANS ARE TO BE REPRODUCED OR COPIED IN ANY FORM OR MANNER WITHOUT WRITTEN PERMISSION. NO PART OF THESE PLANS ARE TO BE REPRODUCED OR COPIED IN ANY FORM OR MANNER WITHOUT WRITTEN PERMISSION.

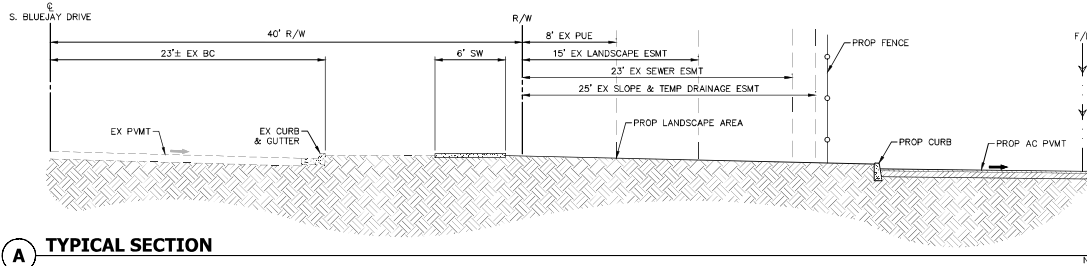


# CONCEPTUAL GRADING DRAINAGE & UTILITY PLAN

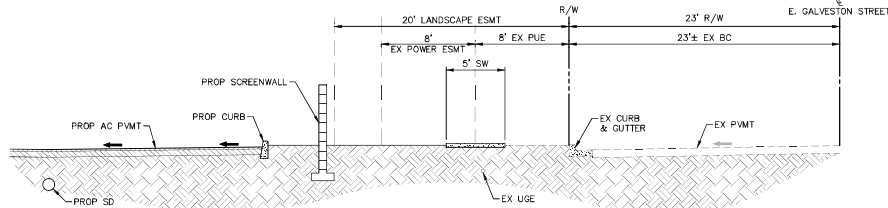
## FOR THE ACES-GILBERT CAMPUS

S.E.C. OF BLUEJAY DR AND GALVESTON ST  
GILBERT, ARIZONA

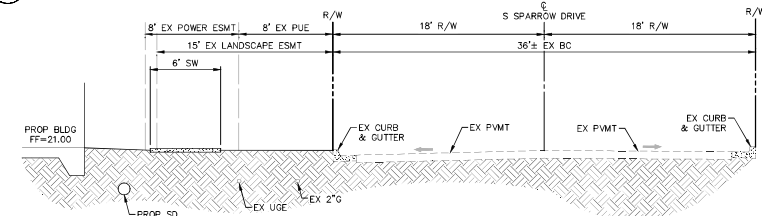
A PORTION OF SOUTHEAST QUARTER OF SECTION 25,  
TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA



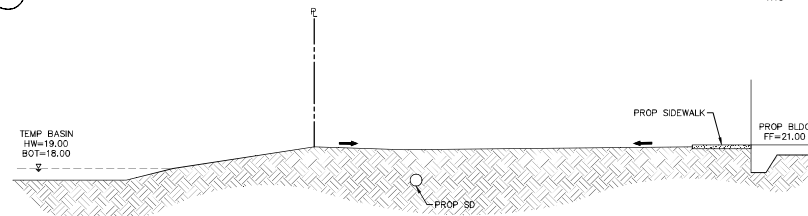
**A** TYPICAL SECTION



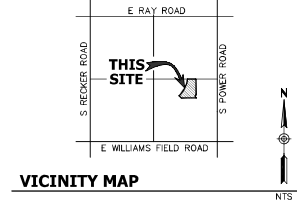
**B** TYPICAL SECTION



**C** TYPICAL SECTION



**D** TYPICAL SECTION



### SHEET INDEX

CONCEPTUAL COVER SHEET	C1
CONCEPTUAL GRADING & DRAINAGE PLAN	C2
CONCEPTUAL UTILITY PLAN	C3

### OWNER/DEVELOPER

IPLAN CONSULTING  
PHONE: (480) 227-8850  
EMAIL: GREG@IPLANCONSULTING.COM  
CONTACT: GREG DAVIS

### ARCHITECT

LGE DESIGN GROUP  
740 N. 52ND STREET  
PHOENIX, ARIZONA 85008  
PHONE: (480) 966-4001  
CONTACT: MIKE RUSSO  
EMAIL: MIKE@LGEDESIGNGROUP.COM

### CIVIL ENGINEER

HUNTER ENGINEERING, INC.  
10450 N. 74TH STREET, SUITE #200  
SCOTTSDALE, ARIZONA 85258  
PHONE: (480) 991-3985  
CONTACT: LARRY TALBOTT  
EMAIL: LTALBOTT@HUNTERENGINEERINGPC.COM

### RETENTION CALCULATIONS

#### RETENTION VOLUME REQUIRED:

$VR = C \cdot D \cdot A$ , C=RUNOFF COEFFICIENT, D=RETENTION DEPTH, A=TRIBUTARY AREA

WHERE: ONSITE

D=3.0 INCHES

A=4.00 ACRES

C=0.90 RUNOFF COEFFICIENT (ONSITE)

$VR = (0.9) \cdot (3.0/12) \cdot (4.00 \cdot 43,560) = 39,204$  CU. FT.

WHERE: OFFSITE

D=3.0 INCHES

A=0.59 ACRES

C=0.95 RUNOFF COEFFICIENT (ONSITE)

$VR = (0.95) \cdot (3.0/12) \cdot (0.59 \cdot 43,560) = 6,104$  CU. FT.

#### RETENTION PROVIDED:

VR (TOTAL) = 45,308 CU. FT.

VP (TOTAL) = 45,353 CU. FT.

TOTAL EXCESS = 45 CU. FT.

#### TEMPORARY RETENTION VOLUME REQUIRED:

$VR = C \cdot D \cdot A$ , C=RUNOFF COEFFICIENT,

WHERE: OFFSITE

D=3.0 INCHES

A=0.31 ACRES

C=0.95 RUNOFF COEFFICIENT (ONSITE)

$VR = (0.95) \cdot (3.0/12) \cdot (0.31 \cdot 43,560) = 3,207$  CU. FT.

#### RETENTION PROVIDED:

VR (TOTAL) = 3,207 CU. FT.

VP (TOTAL) = 3,341 CU. FT.

TOTAL EXCESS = 134 CU. FT.

NO.	DATE	REVISION	BY

DESIGN BY: LMT  
DRAIN BY: LMT  
CHECKED BY: LMT

HUNTER ENGINEERING  
CIVIL AND SURVEY  
10450 N. 74TH STREET, SUITE #200  
SCOTTSDALE, ARIZONA 85258  
T 480 991 3985  
F 480 991 3986



CONCEPTUAL COVER SHEET  
FOR  
THE ACES-GILBERT CAMPUS  
S.E.C. OF BLUEJAY DR AND GALVESTON ST  
GILBERT, ARIZONA

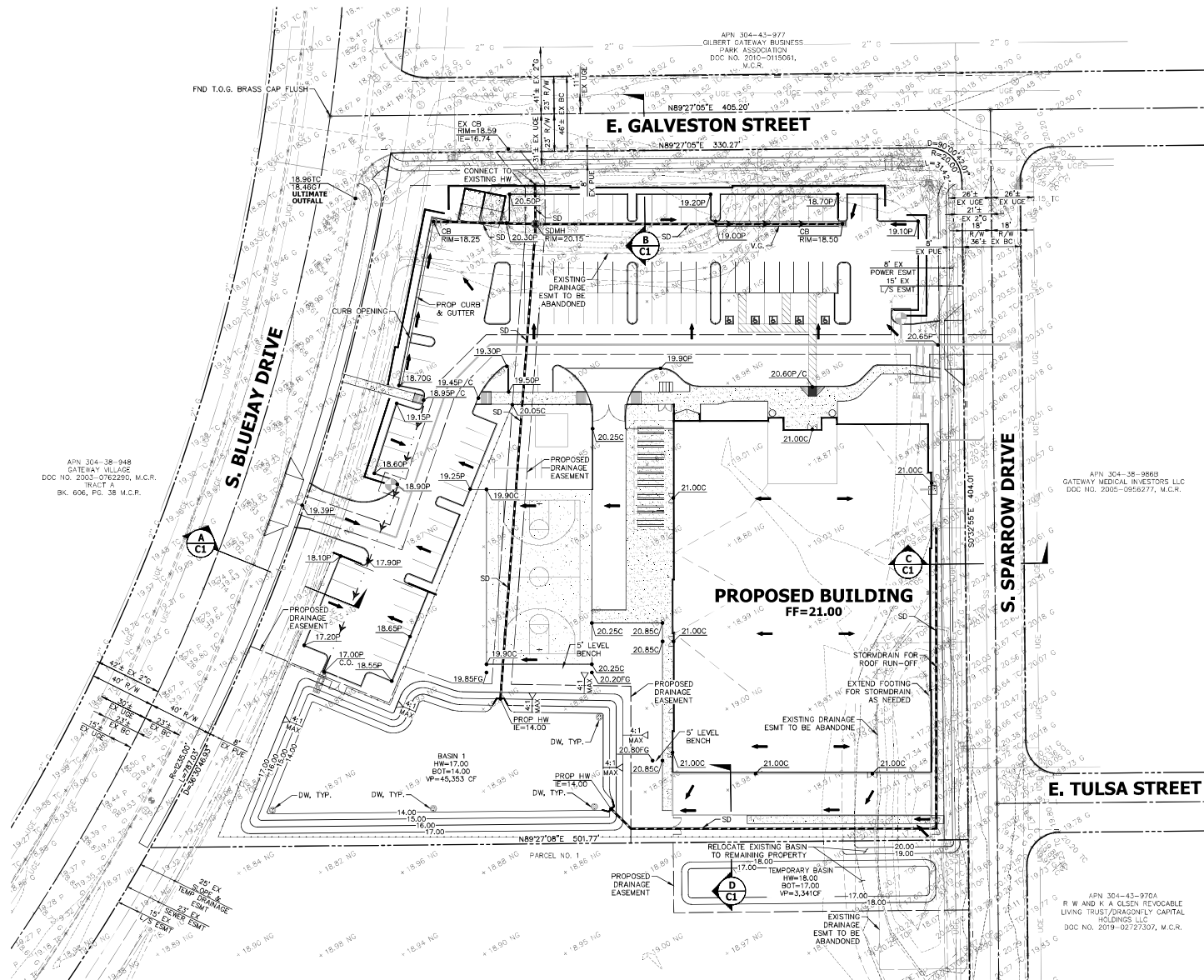


THESE PLANS ARE  
NOT APPROVED FOR  
CONSTRUCTION  
WITHOUT AN  
APPROVED SIGNATURE  
FROM THE GOVERNING  
MUNICIPALITY.

PROJECT NAME:  
THE ACES  
GILBERT  
CAMPUS

HE NO.: LGC266  
SCALE: NTS

SHEET:  
**C1**

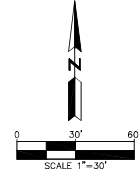


APN 304-38-948  
GATEWAY VILLAGE  
DOC NO. 2003-0762200, M.C.R.  
TRACT A  
BK. 606, PG. 58 M.C.R.

APN 304-43-977  
OLBERT GATEWAY BUSINESS  
PARK ASSOCIATION  
DOC NO. 2010-0115061,  
M.C.R.

APN 304-38-9663  
GATEWAY MEDICAL INVESTORS LLC  
DOC NO. 2005-5562377, M.C.R.

APN 304-43-970A  
R. W. AND K. A. GLEN RELOCABLE  
LIVING TRUST/DRACONITY CAPITAL  
HOLDINGS LLC  
DOC NO. 2019-0272307, M.C.R.



NO.	DATE	REVISION	BY

DESIGN BY: LMT  
DRAIN BY: MM  
CHECKED BY: LMT

**HUNTER**  
ENGINEERING  
CIVIL AND SURVEY  
10450 NORTH 74TH STREET,  
SUITE 200  
SCOTTSDALE, AZ 85250  
T 480 991 3982  
F 480 991 3986



**CONCEPTUAL GRADING AND DRAINAGE PLAN**  
**FOR**  
**THE ACES-GILBERT CAMPUS**  
**S.E.C. OF BLUEJAY DR AND GALVESTON ST**  
**GILBERT, ARIZONA**

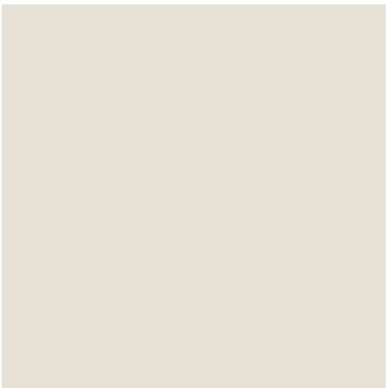


THESE PLANS ARE  
NOT APPROVED FOR  
CONSTRUCTION  
WITHOUT AN  
APPROVED SIGNATURE  
FROM THE GOVERNING  
MUNICIPALITY.

**PROJECT NAME:**  
**THE ACES**  
**GILBERT**  
**CAMPUS**

**FILE NO.:** LQEC266  
**SCALE:** 1"=30'

**SHEET:**  
**C2**



P1 - Crystal Haze  
DE6219  
Dunn Edwards



P2 - Graham Cracker  
DE6144  
Dunn Edwards



P3 - Weather Board  
DE6222  
Dunn Edwards



P4 - Teddy Bear  
DE6131  
Dunn Edwards



P5 - Ash Gray  
DEC751  
Dunn Edwards



MF - Metal  
Dark Bronze  
RMP ROLLFAB



Anodized Aluminum Storefront  
Dark Bronze (AB-6)



Glass  
Solarcool Bronze Annealed



Rendering View





<b>GENERAL NOTES:</b>
-----------------------

1. FIELD VERIFY ALL EXACT CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY, TYP.
2. ALL NEW GLASS PANELS TO BE TEMPERED, WHERE OCCURS BY CODE.
3. ALL NEW SIGNAGE TO BE BY SEPARATE CONTRACTOR, G.G. TO PROVIDE POWER AND COORDINATE DETAILS WITH ACTUAL SITE CONDITIONS, TYP.
4. ALL EXTERIOR WINDOWS & DOORS TO MEET THE 2012 I.E.C.C. COM-CHECK.
5. NEW EXTERIOR STOREFRONT SYSTEM: MFR BY 'MILAM GLASS CO.' FRONT GLAZED ALUMINUM STOREFRONT FOR 1" OVERALL BRONZE REFLECTIVE/CLEAR GLAZING - DARK BRONZE ANODIZED CLASS II FINISH.
6. NEW INTERIOR GLAZING SYSTEM: KD FRAMES WITH  $\frac{1}{2}$ " CLEAR GLAZING.
7. SEE STRUCTURAL DRAWINGS FOR NEW EXTERIOR CANOPY CONNECTIONS AND DETAILS.
7. SEE SCHEDULES FOR ALL DOOR AND WINDOW TYPES AND NOTES, SHT. A.1.2
9. SEE STRUCTURAL DRAWINGS FOR LINTEL INFORMATION.
10. SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS

**MATERIAL/FINISH  
SCHEDULE:**

KEY:	DESCRIPTION:
------	--------------

<b>ST</b>	STUCCO FINISH - PAINTED
<b>MR</b>	STANDING SEAM METAL ROOF (METAL SALES 24GA "BRAND" (P8) FINISH
<b>MF</b>	PAINTED METAL FASCIA W/ SALES 24GA "DARK BRONZE" FINISH
<b>GT</b>	METAL SCUPPER / LEADER
<b>CJ</b>	CONTROL JOINT

**CANOPY KEY:**

KEY:	DESCRIPTION:
------	--------------

<b>CF</b>	STEEL TUBE CANOPY FRAME - PAINTED (12" DEEP)
<b>CB</b>	STEEL TUBE BEAM - (12" DEEP) W/ (METAL SALES 24GA "DARK BRONZE" (50) FINISH
<b>CD</b>	HAT CHANNEL CANOPY DECK
<b>BD</b>	B-DECKING CANOPY DECK

**GLAZING KEY:**

MATERIAL:	DESCRIPTION:
FRAMES	ARCADIA AB-6 DARK BRONZE ALUMINUM STOREFRONT
EXTERIOR GLAZING	SOLARBAN 60 1" BRONZE REFLECTIVE INSULATED GLAZING
INTERIOR GLAZING	1/4" CLEAR GLAZING

**PAINT KEY:**

KEY:	DESCRIPTION:
------	--------------

P1	DUNN EDWARDS # DE6219 "CRYSTAL HAZE" LRV71
P2	DUNN EDWARDS # DE6144 "GRAHAM CRACKER" LRV 37
P3	DUNN EDWARDS # DE6222 "WEATHER BOARD" LRV28
P4	DUNN EDWARDS # DE6131 "TEDDY BEAR" LRV 23
P5	DUNN EDWARDS # DEC751 "ASH GRAY" LRV 23

**PAINTING NOTES:**

1. PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANDS MASKED AND PAINTED IN COLORS TO BE SELECTED.
2. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
3. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
4. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED MATERIALS BECK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.

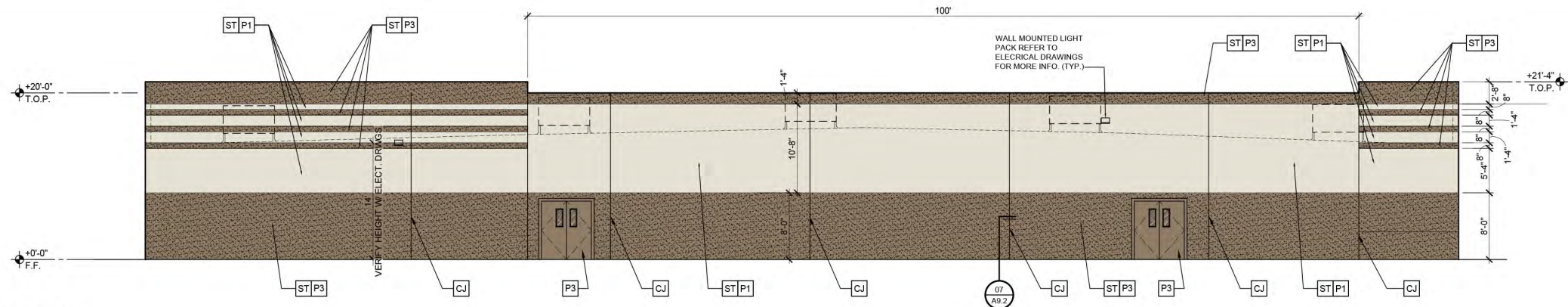
NUMBER	REVISION	DATE

PRELIMINARY  
'NOT FOR  
CONSTRUCTION'

<b>SHEET TITLE:</b>	
EXTERIOR ELEVATIONS	
<b>ISSUE DATE:</b>	06-05-19
<b>DRAWN BY:</b>	
<b>CHECKED BY:</b>	BJM
<b>PROJECT No.:</b>	
<b>SHEET:</b>	

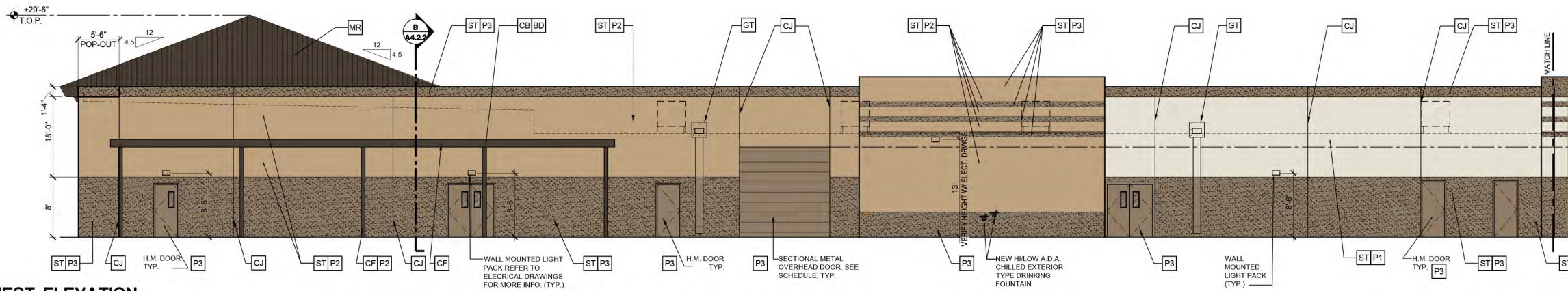
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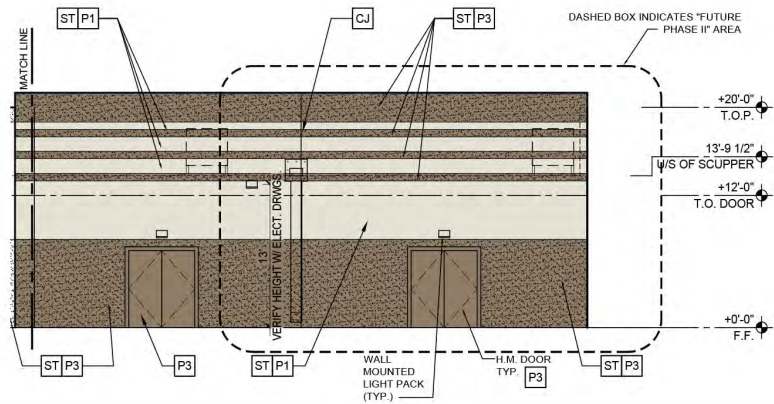
**C** SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



**D** WEST ELEVATION

SCALE: 1/8" = 1'-0"



**D** WEST ELEVATION CONT'D

SCALE: 1/8" = 1'-0"

## GENERAL NOTES:

1. FIELD VERIFY ALL EXACT CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY, TYP.
2. ALL NEW GLASS PANELS TO BE TEMPERED, WHERE OCCURS BY CODE.
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6. NEW INTERIOR GLAZING SYSTEM: KD FRAMES WITH 3/4" CLEAR GLAZING.
7. SEE STRUCTURAL DRAWINGS FOR NEW EXTERIOR CANOPY CONNECTIONS AND DETAILS.
8. SEE SCHEDULES FOR ALL DOOR AND WINDOW TYPES AND NOTES. SHT. A1.2
9. SEE STRUCTURAL DRAWINGS FOR LINTEL INFORMATION.
10. SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS

## MATERIAL/FINISH SCHEDULE:

KEY: DESCRIPTION:

ST	STUCCO FINISH - PAINTED
MR	STANDING SEAM METAL ROOF (METAL SALES 24GA "BRANDYWINE" (P8) FINISH
MF	PAINTED METAL FASCIA W/ (METAL SALES 24GA "DARK BRONZE" (50) FINISH
GT	METAL SCUPPER / LEADER
CJ	CONTROL JOINT

## CANOPY KEY:

KEY: DESCRIPTION:

CF	STEEL TUBE CANOPY FRAME - PAINTED (12" DEEP)
CB	STEEL TUBE BEAM - (12" DEEP) W/ (METAL SALES 24GA "DARK BRONZE" (50) FINISH
CD	HAT CHANNEL CANOPY DECK
BD	B-DECKING CANOPY DECK

## GLAZING KEY:

MATERIAL:	DESCRIPTION:
FRAMES	ARCADIA AB-6 DARK BRONZE ALUMINUM STOREFRONT
EXTERIOR GLAZING	SOLARBAN 60 1" BRONZE REFLECTIVE INSULATED GLAZING
INTERIOR GLAZING	1/4" CLEAR GLAZING

## PAINT KEY:

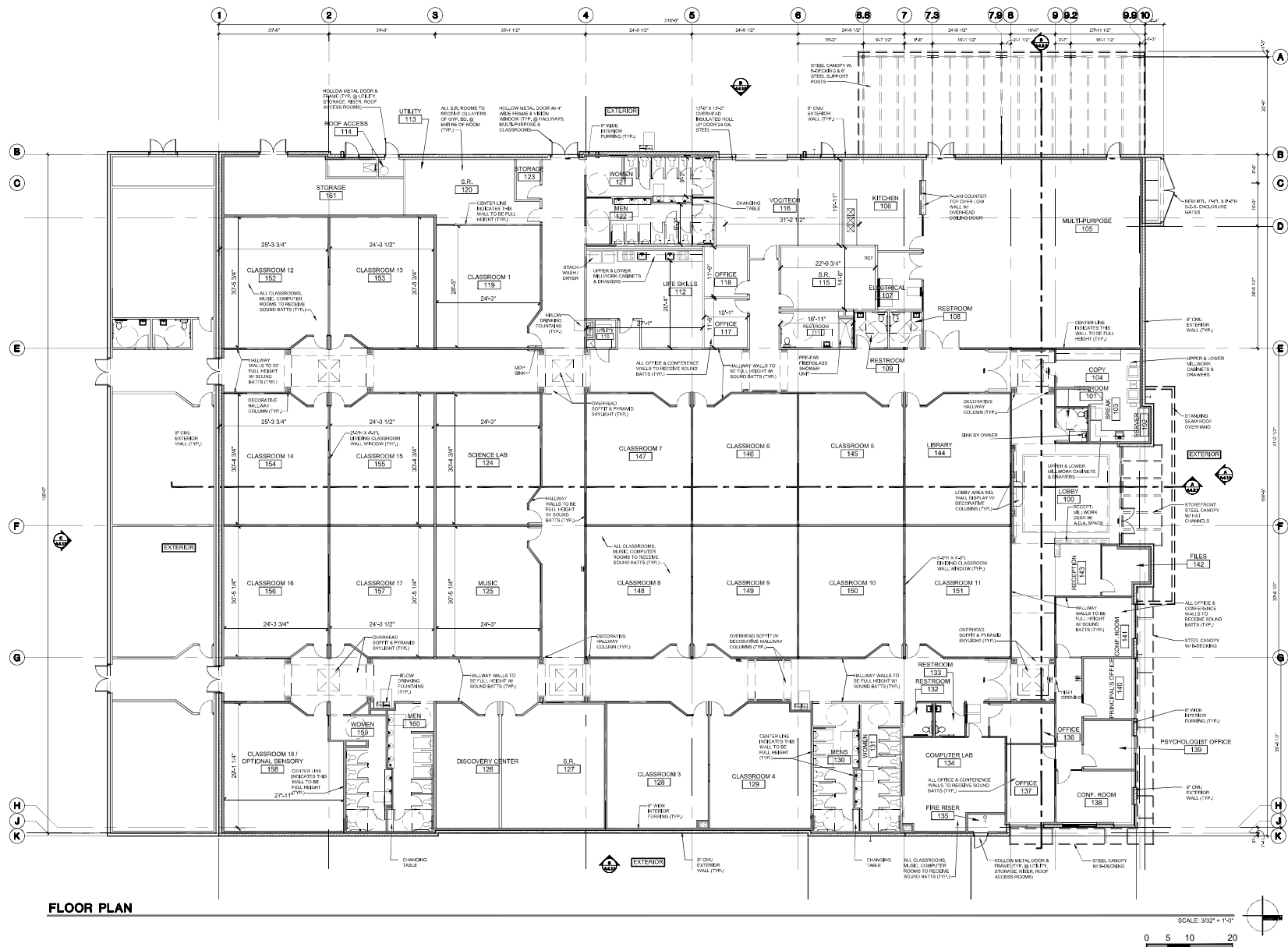
KEY: DESCRIPTION:

P1	DUNN EDWARDS # DE6219 "CRYSTAL HAZE" LRV71
P2	DUNN EDWARDS # DE6144 "GRAHAM CRACKER" LRV 37
P3	DUNN EDWARDS # DE6222 "WEATHER BOARD" LRV28
P4	DUNN EDWARDS # DE6131 "TEDDY BEAR" LRV 23
P5	DUNN EDWARDS # DEC751 "ASH GRAY" LRV 23

## PAINTING NOTES:

1. PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANDS MASKED AND PAINTED IN COLORS TO BE SELECTED.
2. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
3. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
4. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.

GP19-03/Z19-12/DR19-82 The ACES of Gilbert Campus  
Attachment 10: Floor Plan  
July 10, 2019



**LGE** DESIGNGROUP

740 N. 52nd Street • Phoenix, AZ • 85008  
P: 480.966.4001

**THE ACES - GILBERT CAMPUS**  
S.E.C. OF BLUEJAY DRIVE AND GALVESTON STREET  
GILBERT, AZ

**LGE** DESIGNBUILD

NUMBER REVISION DATE

NUMBER	REVISION	DATE

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**SHEET TITLE**  
FLOOR PLAN

**ISSUE DATE** 06-05-19

**DRAWN BY:**

**CHECKED BY:** BJM

**PROJECT No.**

**SHEET:**

**A2.1.1**



**THE ACES - GILBERT CAMPUS**  
S.E.C. OF BLUEJAY DRIVE AND GALVESTON STREET  
GILBERT, AZ

**LGE** | **DESIGNBUILD**

NUMBER	REVISION	DATE
--------	----------	------



**SHEET TITLE:**  
**PHOTOMETRIC SITE PLAN**

ISSUE DATE: 06-05-1

DRAWN BY:

**CHECKED BY:** \_\_\_\_\_

PROJECT No. 1

SHEET:

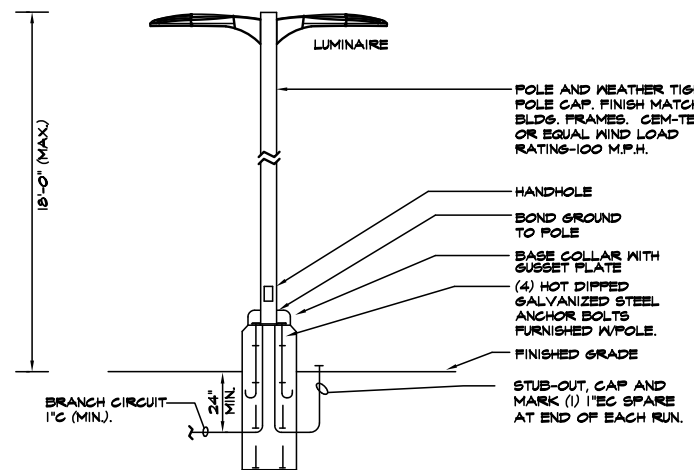
DL41

# PH1



Sketches	Symbol	Label	Quantity	Manufacturer	Ordering Number	Description	Unit	Number in BOM	Item Name	Lot Size (in BOM)	Unit Cost Factor	Volume
SA		1	Block-Locking	SA	SA-LOCKING-LOCK-1, 120-100-120	SA-LOCKING-LOCK-1, 120-100-120	SA-LOCKING-LOCK-1, 120-100-120	1	SA-LOCKING-LOCK-1, 120-100-120	1	0.01	0.01
		1	Block-Locking	SA	SA-LOCKING-LOCK-1, 120-100-120	SA-LOCKING-LOCK-1, 120-100-120	SA-LOCKING-LOCK-1, 120-100-120	1	SA-LOCKING-LOCK-1, 120-100-120	1	0.01	0.01
SB		1	Interferential Locking	SB	SB-LOCKING-LOCK-1, 120-100-120	SB-LOCKING-LOCK-1, 120-100-120	SB-LOCKING-LOCK-1, 120-100-120	1	SB-LOCKING-LOCK-1, 120-100-120	1	0.01	0.01
SBE		1	Interferential Locking	SBE	SBE-LOCKING-LOCK-1, 120-100-120	SBE-LOCKING-LOCK-1, 120-100-120	SBE-LOCKING-LOCK-1, 120-100-120	1	SBE-LOCKING-LOCK-1, 120-100-120	1	0.01	0.01
SC		1	Block-Locking	SC	SC-LOCKING-LOCK-1, 120-100-120	SC-LOCKING-LOCK-1, 120-100-120	SC-LOCKING-LOCK-1, 120-100-120	1	SC-LOCKING-LOCK-1, 120-100-120	1	0.01	0.01
SCE		1	Block-Locking	SCE	SCE-LOCKING-LOCK-1, 120-100-120	SCE-LOCKING-LOCK-1, 120-100-120	SCE-LOCKING-LOCK-1, 120-100-120	1	SCE-LOCKING-LOCK-1, 120-100-120	1	0.01	0.01
SD		1	Block-Locking	SD	SD-LOCKING-LOCK-1, 120-100-120	SD-LOCKING-LOCK-1, 120-100-120	SD-LOCKING-LOCK-1, 120-100-120	1	SD-LOCKING-LOCK-1, 120-100-120	1	0.01	0.01
SE		1	Block-Locking	SE	SE-LOCKING-LOCK-1, 120-100-120	SE-LOCKING-LOCK-1, 120-100-120	SE-LOCKING-LOCK-1, 120-100-120	1	SE-LOCKING-LOCK-1, 120-100-120	1	0.01	0.01

Statistics						
Description	Symbol	Avg	Max	Nth	Max/Nth	Avg/N
FRONT DOOR	+	0.1 %	13.4 %	0.3 %	26/21	10.1 %
PROPERTY LINE	+	0.0 %	0.3 %	0.0 %	N/A	N/A
STREET	+	0.3 %	4.6 %	0.0 %	N/A	N/A



### LIGHT FIXTURE 'SA' DETAIL

NO SCALE

**TONY WOO ENGINEERING, INC.**

1 W. DEER VALLEY RD.  
SUITE 203  
PHOENIX, AZ 85027  
TEL (602) 279-8092

JOB # 618020

CONTACT: GREG HAMPTON  
GREG@TWE.PHXCOXMAIL.COM.

SCALE: 1" = 20'-0"



